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DIGITALLY VERIFIED RECORD

SCANNED BK IV 1/1/2024 TP 1170231970/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DD 074420

08/01/2024 S. VIJAYALAKSHMI

J. HARI KRISHNAN
STAMP VENDOR
No.57 Thiruneermalai Road,
Moovendar Nagar, Pummal, Ch-75.
No. 1347 /2021
Date: 26-02-2021

STATUTORY POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT that I, Mrs. S. **VIJAYALAKSHMI** (Aadhaar No. 3274 7824 0541), wife of Mr. R. Suresh Kumar, aged about 55 years, residing at No. 23, 1st Floor, Gangadeeshwar Kovil Street Avenue, Gangadeeswar Kovil Street, Purasawalkam Flowers Road, Chennai-600084, do hereby nominate, appoint and constitute and appoint **M/s. SASANA VENTURES** (PAN: AFAFS1439L) represented by its partner, **Mr. M. NANDA KUMAR** (Aadhaar No. 5177 3013 2834), Son of Mr. M. Muralikrishnan, aged about 40 years, having office at "Chavalas", AH-91 (Old No. 205), III Street, VIII Main Road, Anna Nagar, Chennai – 600 040 as our lawful **POWER OF ATTORNEY AGENT** in our name and on our behalf to execute to do inter-alias the following acts deeds and things:-

POWER AGENT

PRINCIPAL

For SASANA VENTURES

M. Nanda Kumar

Partner

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Contd. 20 Sheets 1 Sheets

S. Vijayalakshmi

S. Vijayalakshmi.

WHEREAS the Principal herein is sole and absolute owner of the schedule mentioned property measuring 70 Cents comprised in Survey No. 26/2A as per present Patta bearing No. 4074, Kolapakkam Village, Kundrathoor Taluk, Kancheepuram District, more fully described in the schedule hereunder.She acquired the schedule mentioned property vide a Settlement Deed dated 22-12-2021 registered as Document No. 12216/2021 from her husband Mr.R.Suresh Kumar and subsequently Rectification Deed executed between them to rectify the Survey Number in the earlier settlement deed vide Document No. 4010/2022 at SRO Pammal on 18-04-2022.

Whereas ever since from the date of Settlement the Principal is in absolute possession, occupation and enjoyment of the schedule mentioned property without any let or hindrance whatsoever in any manner by paying property tax and other charges to the appropriate authorities without any demur.

WHEREAS Ifind it inconvenient and experience practical difficulties to manage and administer the Schedule mentioned property hereunder and convert the same into some development as layout and hence with the intent to fulfill that purpose I hereby entrusting the POWER to my ATTORNEY stated above which would enable the Attorney to convert the said lands and do development on it and thereby seek sanctions, permission, license approvals before the appropriate authority and thereafter do development on the said land and to do all other acts and things on my behalf to do all and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our names viz.

POWER AGENT

For SASANA VENTURES

Partner

PRINCIPAL

S. Vijayalakshmi.

Registering Officer

S. Vijayalakshmi.

1. To advertise, publish necessary advertisement in newspapers or other known modes about the proposed development of Residential Layout/ apartments/villas/commercial building coming in the Schedule property to be developed by the Attorney.

2. To apply, for permission/exemption from the Competent Authority, the State of Tamil Nadu and/or any other authority/ authorities under the provisions of Urban Land (Ceiling and Regulation) Act, and for the permission and/or sanction for development of the said property under the provisions of ULC&R Act, and for that purpose to make any declarations, sign forms in our names and on our behalf as our Attorney(s) shall deem fit and proper also to appear before appellate authorities under the said ULC&R Act and/or State Government and generally to do various acts, deeds, matters and things connected with the matters relating to ULC&R Act in the manner my said Attorney(s) may deem fit and proper and conducive in connection with all matters pertaining to Urban Land Ceiling clearance.

3. To seek for conversion of land use before the competent authority and make and prepare and/or cause to be made and prepared at their entire cost all such sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorney(s) for the purpose of Development on the said property to the appropriate authority which may be the CMDA/DTCP/PANCHAYAT of the jurisdiction and/or any other Concerned Authority and/or Government of Tamil Nadu and/or Local Bodies.

POWER AGENT

For SASANA VENTURES

Partner

PRINCIPAL

S. Vijayalakshmi

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Registering Officer

S. Vijayalakshmi

4. To sign the necessary forms, Petitions, affidavits, applications, declarations, statements, pleadings, evidence and papers for housing plot planning permission and to obtain necessary permission with the statutory body or to submit the revised plan before the statutory body, Revenue Department, Survey Department and other statutory authorities and for all matters connected there with and to sign all papers required for the purpose.

5. To apply present, submit, represent , obtain No Objection Certificates before the public, local and/or private authorities/ the competent authorities, Airport Authorities and any suchother Authorities/Board in respect of the development of the land before and submit all applications, requisitions, preparations, plans, drawings, sketches, instruments and writings, more particularly the Chennai Metropolitan Development Authority, Director of Town and Country Planning, Corporation of Chennai, Municipalities and/or Panchayat or Panchayat Union, Town Panchayat, Local bodies for necessary approval, scrutiny, sanction and permission thereof and to doall such actions and things as may be necessary for effectually commencing the said development work and completing the same.

6. To engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of our said attorney and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed Layout / buildings sanctioned by the appropriate authorities.

7. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from this date in relation to such approval, sanction, scrutiny and permission.

POWER AGENT

For SASANA VENTURES

Partner

PRINCIPAL

S. Vijayalakshmi

IV

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Registering officer

S. Vijayalakshmi

8. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of Tamil Nadu and/or to the appropriate authority which may be the CMDA/DTCP/PANCHAYAT of the jurisdiction/or Town Planning Authorities and/or Collector and/or any other Competent Authority or authorities for the time being are strictly observed.

9. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorneys may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as my said attorneys may deem fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefor to enter into contracts for supply of materials, and for all other services as may be required for development and construction of the buildings or structures on the said property on such terms and conditions as my/my said attorneys may in his/their absolute discretion deem fit and proper.

POWER AGENT

For SASANA VENTURES

Partner

PRINCIPAL

S. Vijayalakshmi

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Registering Officer

S. Vijayalakshmi

10. To carry on correspondence with all concerned authorities and bodies including the Government of Tamil Nadu and all its departments, including the appropriate authority which may be the CMDA/DTCP/PANCHAYAT of the jurisdiction and/or City Survey Officer and/or Police Authorities for the time being in connection with the sanction of Layout plans, and construction if any proposed to be carried out on the said property and any other matters pertaining to the said property.

11. To deal and correspond with the appropriate authority which may be the CMDA/DTCP/PANCHAYAT, Department of Telecommunication, Traffic Department, Water Supply Department, Fire Department, Tamilnadu State Pollution Control Board, Revenue Department, Public Works Department, EIA, or any other competent authorities, of the jurisdiction including all its departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.:

(a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as my said Attorney(s) may require;
(b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings or structures to be constructed and completed on the said property;

(c) To deal with the Assessment Department of the appropriate civic body and to get the assessment from the corporation or Panchayat of the jurisdiction of the said property.

POWER AGENT

For SASANA VENTURES

Partner

PRINCIPAL

S. Vijayalakshmi

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Registering Officer

S. Vijayalakshmi

12. To appear and represent us before any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of our said Attorney(s) for or in connection with the development of the said property and to make such agreements arrived at such arrangement as may be conducive to the development work and completing the same.

13. To enter upon property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.

14. To represent before the public, local and/or private authorities in respect of the development of the property and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.

15. To deal with the correspondence with the TNEB, Electric Supply for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the Electric Supply to put up and erect an electric sub-station for the supply of electricity to the Development that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.

POWER AGENT

For SASANA VENTURES

Partner

PRINCIPAL

S. Vijayakumar

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20 Sheets, 7 Sheets

Registering Officer

S. Vijayakumar

16. To employ on ourbehaves and in our names and to represent our interest before the City Survey Authorities, Land Record Authorities, Collector of land Revenue and Assessors of Corporation/Panchayat Rates and Taxes, Town Planning Authorities, Commissioner of Police and Municipal Commissioner and other officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever.

17. To make applications for connections, electric supply and other incidental requirements which may be required for the purpose of development of the aforesaid property.

18. To apply for refund of deposits made or to be made with the to the appropriate authority which may be the CMDA/DTCP/PANCHAYAT of the jurisdiction and the Tamil Nadu State Electricity Board (TNEB) and other concerned Authorities and receive the said refunds.

19. To nominate, appoint, engage and authorize solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub- Contractors and other professional agents and to sign and give warrants or vakalat namas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges in matters related to the development of the Schedule property.

POWER AGENT

For SASANA VENTURES

Partner

PRINCIPAL

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Registering officer

20. In case the said property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent us in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.

21. To make application to the competent authorities or such other private and public authorities for making availability of water, electricity, etc. on the said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.

22. To make applications to the government or semi-government authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same.

23. To manage and safeguard the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.

POWER AGENT

For SASANA VENTURES

Partner

PRINCIPAL

S. Vijayalakshmi

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Registering Officer

S. Vijayalakshmi

24. To evict or take possession of the said property in occupation of the illegal occupants or trespassers, if any in the said property or any part thereof and to take all steps in that behalf as my attorney(s) shall deem fit either in our names or in the name of our attorney.

25. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which Iourselves could have done for the completion of the said development work.

26. To attend and to represent us before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Municipal, Corporation, Panchayat, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.

27. To do any act, deed or thing, as our said Attorney(s) may deem fit and proper and necessary in the best interest of ourselves and in the best interest of the said property.

28. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.

29. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, at their own cost.

POWER AGENT

For SASANA VENTURES

Partner

PRINCIPAL

S. Vijayalakshmi

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Registering Officer

S. Vijayalakshmi.

30.To apply for no-objection certificate or necessary permissions from the Environment Department, Fire Brigade Department, Taluk Office, Public Works Department, or any other department of the Government or statutory or civic authority for development, occupying the building or structure and to do all acts, deeds or things for the said purpose.

31. For all or any of the purposes of and power, authorities and discretion conferred by these presents to use and sign in our names or in which Imay be in any way interested or to use and sign his/their name as our attorney(s) shall think fit without any reference to us.

32. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as our attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and Ihereby agree at all times to ratify and confirm whatever our attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said schedule of property.

33. And to do everything whatever which may be at the sole discretion of our said Attorney(s) deemed fit, or expedient for development of the said property and which I could do if personally present and as if this power had not been executed.

34. And generally to do and cause to be done all acts, deeds, matters and things as our said Attorney(s) shall think fit and proper for the purpose of development of the said property, as amply and effectual as I could have personally done.

POWER AGENT
For SASANA VENTURES

Partner

PRINCIPAL

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Registering Officer

35. To do works incidental, subsidiary, supplementary and accompanying in which there can be a modification like accepting on behalf of the owner gifting of land for the sake of O.S.R. Layout Roads, Road Widening, Park in the Schedule property by which the governmental agencies are convinced to grant the maximum F.S.I for the development in the Schedule property.

36. To construct residential/villa/commercial/multi-storied buildings at the Schedule property to the maximum permissible constructed area as per the Plan approved by the Authorities.

37. This power is not for sale of the property mentioned under the schedule.

And I hereby agree to confirm and ratify all such acts, deeds or proceedings that may be done by the said attorney on my behalf and in my name by virtue of this Power of Attorney and the same shall be binding on us and will be in full force and effect.

NO CONSIDERATION IS PASSED THROUGH THIS DOCUMENT

SCHEDULE

All that piece and parcel of land measuring 70 Cents comprised in Survey No. 26/2 PART as per document and 26/2A as per Patta bearing No. 4074, situated at Old No. 56, New No. 79 Kolapakkam Village formerly Sriperumbudur Taluk and at present Kundrathoor Taluk, Kancheepuram District.

POWER AGENT

For SASANA VENTURES

Partner

PRINCIPAL

S. Vijayalakshmi

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20 Sheets 12 Sheets
Registering Officer

S. Vijayalakshmi

Bounded on the

North By : Survey No. 25 MG Road,

South By : Survey No. 27,

East By :Manapakkam Village,

West by : Property of R.Murali

Within the limits of Kundrathoor Panchayat limit, situated within SRO Pammal and Registration District of Chennai South within the limits of Chennai Municipal Corporation.

IN WITNESS WHEREOF WE THE **PRINCIPAL** AND **POWER AGENT** HAVE SIGNED OUR SIGNATURES IN THIS **GENERAL POWER OF ATTORNEY DEED** ON THE 8th **DAY OF JANUARY 2024** IN THE PRESENCE OF THE UNDERMENTIONED WITNESSES: -

POWER AGENT

For SASANA VENTURES

Partner

PRINCIPAL

WITNESSES:

1. S/o Ramu Naidu
~~S/o~~ [Suresh kumar]
23/1st Street Chennai-84
2. M. Rajasekar
S/o Manavalan.
22 A. Thirumalai Street
Pozhichalur. Ch-74



DRAFTED BY:-

V. SRINIVASALU, M.A., B.L.,
ADVOCATE
ROLL NO.3477/2016.
No.40, Thiruneemalai Main Road, Kamarajapuram,
Pammal, Chennai - 600 075, Cell No.9382152734.

7 2024

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Registering Officer

R/பம்மல்/புத்தகம்-4/7/2024

2024 ஆம் ஆண்டு ஜனவரி மாதம் 08ம் தேதி பி.ப. 04:33 மணியளவில் பம்மல் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 1,510/- செலுத்தியவர்.

இடது பெருவிரல்  	S. Vijayalakshmi 93801 64257 கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி	
எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	S. Vijayalakshmi "சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் UKC:3140987fe62b6e77364cb78aefecc7e42bcf7e (Details from UIDAI : S Vijayalakshmi W/O: Suresh Kumar, 1968, xxxxxxxx0541)	
எழுதி வாங்கியதாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	M. Nanda Kumar 98408 66366 "சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் UKC:459550ae5654467aff4b88a27f1ca6df19a610 (Details from UIDAI : M.Nanda Kumar M.MURALIKRISHNAN, 1983, xxxxxxxx2834)	

2024 ஆம் ஆண்டு ஜனவரி மாதம் 8ம் நாள்

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Registering Officer

சுகாகந்தம் இரா
சார்பதிவாளர்
பம்மல்

SUB-REGISTRAR
PAMMAL

S. Vijayalakshmi

R/பம்மல்/புத்தகம்-4/7/2024

R/பம்மல்/புத்தகம்-4/7/2024 எண்ணாகப் பதிவு செய்யப்பட்டது

நாள்: 08/01/2024
பம்மல்

குகானந்தம் இரா
சார்பதிவாளர்

SUB REGISTRAR
PAMMAL

இந்த பொது அதிகார ஆவண அடிப்படையில் பதிவு செய்யப்படும் எந்தவொரு ஆவணத்திற்கும் முதல்வர் உயிருடன் உள்ளார் என்பதற்கான சான்று தாக்கல் செய்யப்பட வேண்டும்.

Registering officer

भारत सरकार
Government of India

S Vijayalakshmi
பிறந்த நாள் / DOB: 08/03/1968
பெண் / Female

3274 7824 0541

मेरा आधार, मेरी पहचान

For SASANA VENTURES

Partner

S. Vijayalakshmi.

IV 7 2024 Sheets 16 Sheets

Registering Officer

S. Vijayalakshmi

Unique Identification Authority of India

3274 7824 0541

help@uidai.gov.in

www.uidai.gov.in

For SASANA VENTURES

Partner

Registering officer

S. Vijayalakshmi

S. Vijayalakshmi

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No. : 0000/00300/17737

To
M.Nanda Kumar
மு நந்த குமார்
M.MURALIKRISHNAN,
PLOT NO -1835, I BLOCK NO -28,
20TH MAIN ROAD,
ANNANAGAR WEST,
VTC: Anna Nagar, PO: Anna Nagar,
District: Chennai,
State: Tamil Nadu, PIN Code: 600040,
Mobile: 9840866366

085836O4

KC085836043FL

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5177 3013 2834

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

மு நந்த குமார்
M.Nanda Kumar
பிறந்த நாள் / DOB: 06/02/1983
ஆண்பால் / Male

Issue Date: 02/06/2012



For SASANA VENTURES

Partner

5177 3013 2834

எனது ஆதார், எனது அடையாளம்

7 ... 2021

IV 20 Sheets 18 Sheets

Registering officer



आधार

இந்திய அரசாங்கம்

Unique Identification Authority of India

Enrolment No.: 0000/00246/96749

To
Rajasekar
S/O.Manavalan
22 A
Thirumular Street
Pozhichalur Chennai
Ramachandra Nagar
Polichalur
Kancheepuram Polichalur
Tamil Nadu - 600074
9841336733

Signature valid

உங்கள் ஆதார் எண் / Your Aadhaar No. :

2791 8462 5868

எனது ஆதார், எனது அடையாளம்

Rajasekar
DOB: 05/04/1979
/ MALE

2791 8462 5868

எனது ஆதார், எனது அடையாளம்

M Rajasekar

For SASANA VENTURES

Partner

S. Vijayalakshmi

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Registering Officer

S. Vijayalakshmi

5/6

भारत सरकार
Government of India



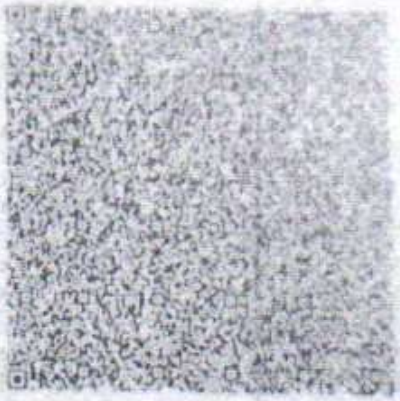
Issue Date: 31/12/2015

ரமு நாயுடு சுரேஷ் குமார்
Ramu Naidu Suresh Kumar
பிறந்த நாள் / DOB: 23/09/1962
ஆண் / Male

4431 3758 4494

मेरा आधार, मेरी पहचान

Unique Identification Authority of India



Print Date: 31/12/2015

For SASANA VENTURES

Partner

4431 3758 4494

1947 help@uidai.gov.in www.uidai.gov.in

1 2021 of Book

20 Sheets 20 Sheets

Registering Officer

S. Vijayalakshmi.

SCANNED 2216 /2021 PBA No. 2021 TP/10706024 3/20



தமிழ்நாடு तमिलनाडु TAMILNADU E 766213

NOV 2021 S. Vijaya Lakshmi

Chennai

ORIGINAL VERIFIED

SETTLEMENT DEED

This deed of settlement is executed at Chennai on this day of 22nd December 2021

BY

Mr. R. SURESH KUMAR (Aadhar Card No : 4431 3758 4494) Son of Late.M.Ramu Naidu Hindu, aged about 59 years, residing at No: 23, IM floor Gangadeeshwarar Kovil Street Avenue, Gangadeeshwarar Kovil Street Purasaiwalkam, Flowers road, Chennai, 600084. hereinafter called the SETTLOR, which term shall wherever the context so mean and require include herself, her heirs, executors, administrators, successors, legal representatives and assigns of the ONE PART.

S Vijayalakshmi

R. Suresh

ORIGINAL VERIFIED

Document No 2216 of 2021 of Book 1 Contains 20 Sheets 1 Seals

Registering officer

S. Vijayalakshmi

4010 /1941 /2022

SCANNED

TP/1174 78883/2022

RECTIFICATION DEED

This Deed of Rectification executed at Chennai on this 18th Day of April 2022

BY

R.SURESH KUMAR (Aadhar No.4431 3758 4494) Son of Late M.Rama Naidu, Hindu aged about 59 years residing at No.23 1st floor, Gangadeeshwar Kovil Street Avenue, Gangadeeshwar Kovil Street, Purasawalkam Flowers Road Chennai 600084.Herein after referred to as the **RECTIFIER/SETTLOR** wherever the context so required shall mean and include his heirs, legal representatives, executors, administrators and the assigns of the **ONE PART;**

TO AND IN FAVOUR OF

MRS.S.VIJAYA LAKSHMI (Aadhar No.3274 7824 0541) Wife of R.Suresh Kumar Hindu aged about 53 years residing at No.23, 1st floor, Gangadeeshwar Kovil Street Avenue, Gangadeeshwar Kovil Street, Purasawalkam Flowers Road, Chennai 600084.Herein after called the **SETTLEE** wherever the context so required shall mean and include her heirs, legal representatives, executors, administrators and the assigns of the **OTHER PART;**

WITNESSETH

Whereas the RECTIFIER/SETTLOR executed as Settlement Deed dated .22.12.2021 registered as Document No. 12216 of 2021 in the office of the SRO Pammal and Registration District of Chennai South all the piece and parcel of land measuring 70 cents comprised in survey No.26/2 part as per document and 26/2 A as per Patta bearing No:2907 in the larger extent of land measuring [illegible] acres [illegible]

S. Vijayalakshmi

Document No 4010 of 2022 of Book 1
Contains 17 Sheets 1 Sheets
Registering officer

R. Suresh

S. Vijayalakshmi

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.